Proposed Development, Cecchini Ranch Property Community Informational Workshop April 21, 2007

Questions

- ► Has the Army Corps of Engineers approved the proposal?
 - Not yet. They will be involved.
- ▶ Will there be Section 8 housing?
 - The Below Market Rate ratio is 15%
- ► Will the proposed greenbelt be open to all?
 - Yes.
- ► How will you mitigate traffic?
- ► How can you regulate/control/increase <u>safety</u> for water?
- ▶ Does the CSD support the project?
 - Not clear yet.
- ► Where will the other public informational meetings be?
 - Monday meetings are here.
- ► Notify more people (larger area).
- ► District may consolidate.
- ▶ Who is Private Island Homes?
 - Single owner with investors
 - Developing homes since 1999.
 - Mostly single-family homes.
- ► How long is the approval process? Construction process to buildout?
 - Unknown at this time.
 - Absorption rates are approximately 50 units per year of each product type; thus, it would take approximately 15 to 20 years.
- ► Effect on current home values?
 - Amenities will help contribute to raised property values.
- ► Effect on water resources? Longer 5 mph zones? Will times to fast water increase?
 - Location of marina is in an area that minimizes impacts.
 - No docks on slough.
- ▶ Will there be 3 no wake zones?
 - Not clear.
- ► How many fees have been paid by developer?
 - All costs will be paid by developer.
 - \$135,000 for general plan amendment study.
- ► Will there be a school bond?
 - Will existing homeowners have to pay?
 - Other services as well, who will pay?
 - Septic/sanitation same?
- ► Who will pay for sewer maintenance?
- ► Other development, Pantages Bay, where's it at?
 - Further along.
 - Similar general plan change.

• Cumulative effects will be studied.

Comments

- ► New cars/traffic are a problem
 - There will be a traffic study
 - Mitigation will be required
- ► No positives for existing residents
- ▶ Will add more traffic to old marina
- ► Home values will decrease
- ▶ 5 mph will increase boat travel time to over an hour (1.5 hours)
- ► Marina/services are too far to access
- ► Aggressive (very dense) for space
- ► Happy with rural atmosphere
 - Small village is not 4,000 homes
 - Current wetland views/mountain views are important
- ► Waterways how many more people can it support?
 - It is too crowded now
- ▶ 1,000 houses on deep water is too many
- ► Silting causing problem
 - Kellogg Creek in particular
- Last new schools were paid by developer; this should be the same
 - Build school before kids
- ► There is another project just to west of Discovery Bay
- ▶ Project will ruin experience for current and future residents
- ► People can buy existing homes
- ► Project implies it is a done deal
- ► Great concept but too much
- ► Land is way below sea level
- ► Strength of Old River current at Marina location is a problem
- ► Landowners control decisions of RD 800. Will developer?
 - No clear answer yet
- ► Close opening on left
 - Other opening, good for it to be 5 mph
 - 5 mph by Marina is okay